

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD
BUCKEYE, ARIZONA 85326**

REGULAR MEETING

JANUARY 13, 2004

7:00 P.M.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (#386-4691) seventy-two (72) hours in advance if you need a sign language interpreter or alternate material for a visual or hearing impairment.

AGENDA ITEM

RECOMMENDED BOARD ACTION

1. CALL TO ORDER

1. None

2. ROLL CALL

2. None

3. APPROVAL OF MINUTES

Review and possible approval of the minutes of the December 9, 2003 Regular Meeting.

3. Possible motion to approve the minutes of the December 9, 2003 Regular Meeting.

4. WITHDRAWALS/CONTINUANCES

4. None

5. NEW BUSINESS:

5.

**5A. A03-21: VERRADO SOUTH PARCEL
ANNEXATION**

Request by Biskind, Hunt & Taylor, on behalf of DMB White Tank, LLC, for the annexation of approximately 16 acres located west of Airport Road and just south of I-10.

5A. Discussion and possible motion

5B. A03-22: HODGES FARM ANNEXATION

Request by Stephen Brophy, on behalf of Hodges Family Limited Liability Co., for the annexation of approximately 312 acres located at the southeast corner of Miller Road and Broadway Road.

5B. Discussion and possible motion

5C. RZ03-378: HODGES FARM REZONING

Request by Stephen Brophy, on behalf of Hodges Family Limited Liability Co., for the rezoning of approximately 312 acres located at the southeast corner of Miller Road and Broadway Road. The approximately 20 acres on the southeast corner will be rezoned from Rural-43 to Commercial Center and the remaining approximately 290 acres will be rezoned from Rural-43 to Planned Residential. This request requires a Minor General Plan Amendment to change the Town's Land Use District Map from Planned Community to Commercial Center and Planned Residential for this area.

5C. Public hearing, discussion and possible motion

**5D. SP03-395: CHECKER AUTO PARTS STORE
SITE PLAN**

Request by Randy Rochford on behalf of Spiker Holdings, for Site Plan Approval of a Checker Auto Parts Store located at the northwest corner of Miller Road and Broadway Road. This will be an approximately 7,000 sq. ft. store.

**5E. PP02-102: SONORAN VISTA
PRELIMINARY PLAT EXTENSION**

Request by Joe Kalish, on behalf of Sonoran Vista Development Group, LLC, for an eighteen-month extension of the Sonoran Vista Preliminary Plat originally approved by the Development Board on January 28, 2003.

**5F. PP03-277: SUNDANCE PARCEL 45A
PRELIMINARY PLAT**

Request by RBF Consulting, on behalf of Patlin Homes for preliminary plat approval of Sundance Parcel 45A located at the northeast corner of Durango Street and 223rd Avenue. This parcel is classified as Low Density and proposed 70 lots on 32.34 acres.

**5G. CMPA03-452: SUNDANCE COMMUNITY
MASTER PLAN AMENDMENT**

Request by RBF Consulting, on behalf of Buckeye Land Management, for approval of a Major Amendment to the Sundance Community Master Plan to allow ground mounted mechanical equipment (typically air conditioning units) in non-access side yards with a 5-foot setback from a property line.

6. COMMENTS FROM THE PUBLIC

Members of the audience may comment on non-agenda items.

7. REPORTS FROM STAFF

8. REPORTS FROM DEVELOPMENT BOARD

9. ADJOURNMENT

5D. Public hearing, discussion and possible motion

5E. Discussion and possible motion

5F. Public hearing, discussion and possible motion

5G. Public hearing, discussion and possible motion

6. None – State Open Meeting Law does not permit the Board to discuss items not specifically on the agenda.

7. None

8. None

9. Motion to Adjourn